

**FORREST LAKE TOWNHOUSE ASSOCIATION, INC.
AMENDMENT TO THE BY-LAWS: LIENS**

STATE OF TEXAS

§

COUNTY OF HARRIS

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KNOW ALL PERSONS BY THESE PRESENTS:

BE IT RESOLVED THAT

WHEREAS, Forrest Lake Townhouse Association, Inc. (the "Association") is the governing entity for Forrest Lake Townhouses, a planned unit development in Harris County, Texas, according to the map or plat thereof, recorded in Volume 222, Page 102 of the Map Records of Harris County, Texas, along with any amendments, supplements or replats thereto (collectively referred to as the "Subdivision"); and

WHEREAS, the Forrest Lake Townhouse Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Governing Documents, including, but not limited to, the Reservations, Restrictions and Easements; Articles of Incorporation; By-Laws; Rules; Resolutions; and Policies, including amendments thereto, for the Forrest Lake Townhouse community (referred to collectively as "Governing Documents"); and

WHEREAS, Section 209.0094(c) of the Texas Property Code was recently amended to require the Association to follow an updated process for filing liens by the Association; and

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code Section 202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants.

Effective September 1, 2023 this Amendment to the By-Laws, Article XXIV Liens, hereby establishes the aforementioned Amendment. All Owners are subject to this Amendment.

NOW, THEREFORE, in accordance with the foregoing and as evidenced by the Certification hereto, the Board of Directors hereby adopts the following:

**Article XXIV
Liens**

Section 1. In accordance with ARTICLE III of the By-Laws (Membership), Section 4, this amendment to the By-Laws is established. All Owners are subject to this Amendment as of the date of recording. This amendment incorporates the requirements for the filing a lien against a member's townhouse in accordance with Section 209.0094 ASSESSMENT LIEN FILING, of the Texas Property Code.

All references to the "Association" mean the Forrest Lake Townhouse Association, Inc. and its board of directors (Board).

Section 2. Before a lien may be filed against a member's townhouse, the Board must have voted in an open Board meeting to proceed with filing such a lien. The Board shall include a charge for the filing fee and any additional related expenses to the member's account.

AMENDMENT TO THE BY-LAWS: LIENS

Section 3. Before a lien may be approved and filed, the Association must provide notices of delinquency to the member. The first notice of delinquency may be sent by first class mail to the last known address provided to the Association by the member or by an email message to the last known email address provided to the Association by the member. The second notice of delinquency must be sent by first class mail to the last known address provided to the Association by the member not earlier than thirty (30) days after the first notice was sent to the member.

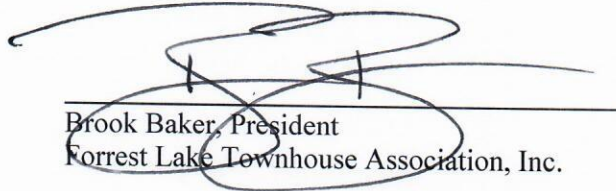
The Association may not file a lien until ninety (90) days after the second notice of delinquency was sent to the member. The lien must be filed in the official public records of Harris County for real property.

Section 4. This Amendment shall be effective as of the date ("Effective Date") of recording in the Official Public Records of Harris County, Texas.

CERTIFICATION

I, the undersigned, being the President of the Forrest Lake Townhouse Association, Inc., hereby certify that the foregoing Policy was adopted by at least a majority of the Forrest Lake Townhouse Association, Inc.'s Board of Directors.

Approved and adopted by the Board of Directors on the 17th day of August 2023.



Brook Baker, President
Forrest Lake Townhouse Association, Inc.